

Article 3: Planned Districts

Division 22: San Ysidro Planned District

Appendix A: Permitted Uses San Ysidro Planned District

(Added 10-1-1990 by O-17548 N.S.)

(Amended 4-7-1998 by O-18493 N.S.; effective 1-1-2000.)

Legend: P = Permitted
- = Not Permitted
L = Subject to Limitations
SP= Special Permit

	COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	EXPLANATION OF "L" LIMITATIONS
	1	2	3	I-1	
PERMITTED USES					
RESIDENTIAL					
Single family dwellings	-	-	-	-	
Two-family dwellings	-	-	-	-	
Apartment houses (no temporary residence)	-	-	-	-	
Boarding and lodging houses (not a residential care facility)	-	-	-	-	
Child day care center	SP	SP	-	-	
Churches, temples or buildings of a permanent nature used for religious purposes	SP	SP	SP	-	
Companion units	-	-	-	-	
Elderly or handicapped housing	-	-	-	-	
Fraternities, sororities	-	-	-	-	
Guest quarters	-	-	-	-	
Institutions/home-full time child care (maximum 15 children under 16 years)	L(1)	L(1)	-	-	
City operated branch library	P	P	P	P	
Mobilehome (1) temporary watchman	SP	SP	SP	SP	
Mobile home park	-	-	-	-	
Parks and playgrounds--public	-	-	-	-	
Real estate offices/model homes (temporary) new subdivisions	-	-	-	-	
Residential care facilities	-	-	-	-	
Schools, limited to primary, elementary, junior high and senior high	-	-	-	-	

COMMERCIAL

**Establishments engaged in the retail, wholesale,
service or office uses for the following
unless otherwise indicated**

Advertising, secretarial & telephone answering services	-	P	P	P	
Agencies for tickets, travel & car rental	-	P	P	P	
Ambulance service	-	P	-	P	
Animal hospital	-	SP	-	SP	
Antique shops	-	P	P	-	
Apparel shops	P	P	P	-	
Art stores and art galleries	-	P	P	-	
Automobile & truck sales, rental agencies (usable vehicles only)	-	L	L	P	CT-2-3 only
Automobile wash establishment	-	P	L	-	CSF-3 only
Automobile paint & repair	-	SP	-	SP	CSF and CT Zones only
Automobile service stations/gas stations	SP	SP	SP	SP	
Bakeries and bakery products	P	P	-	P	
Banks, savings, & loans	P	P	P	P	
Barber shops	P	P	P	-	
Beauty shops	P	P	P	-	
Bicycle shops	P	P	-	-	
Boat sales agencies	-	P	-	P	
Book stores	P	P	P	-	
Building materials stores (2)	-	P	-	P	
Business machine sales display & service	-	P	L	-	CSF-3 only
Catering services	-	P	P	P	
Cleaning & dyeing works (including rugs, carpets, and upholstery) (3) (4)	-	P	-	P	
Cocktail lounges	-	SP	SP	-	
Communication facilities	-	P	-	P	
Confectioneries	P	P	P	P	
Curtain, drapery and upholstery shops	-	P	-	P	
Custom shop for curtains, draperies, floor coverings, upholstery and wearing apparel	-	P	-	P	
Dairy stores, including drive-ins	L	L	L	-	Drive-ins in CSF or CT zones only
Delicatessens	P	P	P	P	
Drafting and blueprint services	-	P	-	P	
Drug stores	P	P	-	-	
Dry cleaning establishments (no truck delivery of finished cleaning)	P	P	P	P	
Dry cleaning & laundry agencies and self-service dry cleaning & laundry establishments	P	P	P	P	

Electronic data processing, tabulating, and record keeping services	-	P	-	P
Employment agencies	-	P	-	P
Equipment and tool rental establishments (no man-ridden equipment)	-	P	-	P
Feed stores	-	P	-	P
Financial institutions	-	P	-	P
Florists	P	P	P	-
Florist supplies	-	P	P	P
Food stores	P	P	P	-
Frozen food lockers	-	P	-	P
Funeral parlors	-	P	-	-
Furniture stores	-	P	-	P
Gift shops	P	P	P	-
Greeting card shops	P	P	P	-
Gymnasium and health studios	-	P	P	P
Hardware stores	-	P	-	P
Hobby shops	P	P	-	-
Hospital/veterinary clinic	-	SP	-	SP
Hotels, motels, and time-share projects (5)	-	-	P	-
Ice delivery stations	-	P	-	P
Interior decorators	-	P	-	P
Jewelry stores	P	P	P	-
Labor unions (no hiring halls) & trade associations	-	P	-	P
Laundromats	P	P	P	-
Leather goods and luggage shops	-	P	P	-
Liquor stores	-	SP	SP	-
Lithography shops	-	P	-	P
Locksmith shops	-	P	-	P
Medical, dental, biological, and X-ray laboratories	-	P	-	P
Medical appliance sales	-	P	-	P
Mexican insurance	-	L	L	-
Money exchange	-	L	L	-
Motor vehicle, parts and accessories, retail sale of new items only	-	P	-	P
Moving and household storage facilities	-	-	-	P
Music stores, video stores	P	P	P	-
Newspaper plants	-	-	-	SP
Nurseries (plants)	-	P	-	P
Office furniture and equipment sales	-	P	-	P
Offices: business and professional (6)	P	P	P	P
Paint and wallpaper stores	-	P	-	-
Parking lots - commercial	-	SP	SP	SP
Pawn shops	-	P	-	-
Pet stores	P	P	-	-

See Map Drawing No.
C-801.2, Sheet 2
See Map Drawing No.
C-801.2, Sheet 2

Pharmacies	P	P	P	-	
Photographic equipment, supplies and film processing stores	-	P	P	-	
Photographic studios and retail outlets	-	P	P	-	
Plumbing shops (2)	-	P	-	P	
Post offices	SP	SP	SP	SP	
Private clubs, fraternal organizations and lodges	-	SP	SP	SP	
Public-body operated buildings and uses	-	SP	SP	SP	
Radio, television and home appliance repair shops	-	P	-	P	
Radio and television broadcasting studios	-	SP	-	SP	
Recreational facilities (2,500 sq. ft. maximum floor area)	-	P	P	P	
Recreational facilities; including bowling lanes, miniature golf courses, skating rinks, gymnasiums, and health centers	-	SP	SP	SP	
Restaurants, drive-thru and drive-in	-	L	-	-	CSF or CT Zones only
Restaurants and bars with incidental entertainment and dancing	-	SP	SP	-	
Restaurants (excluding sale of intoxicating beverages, drive-in & drive-thru, and incidental entertainment)	P	P	P	P	
Rug and carpet stores	-	P	P	-	
Shoe stores	P	P	P	-	
Shoe repair shops	P	P	-	-	
Sporting goods stores	P	P	P	P	
Stationers	P	P	-	-	
Studios for teaching of art, dancing and music	SP	SP	SP	SP	
Theaters	-	SP	SP	-	
Trade and business schools	-	P	-	P	
Trailer sales agencies	-	P	-	P	
Travel bureaus	P	P	P	-	
Variety stores	-	P	P	-	
Wedding chapels	-	P	-	-	
Wholesaling or warehousing of goods and merchandise associated with the primary on-site use provided that the floor area occupied for such use per establishment does not exceed 25% of the building gross floor area (3).	-	P	-	P	

INDUSTRIAL

Establishments engaged in the manufacturing, fabricating, assembly, testing repair, servicing and processing of the following (for service, retail, wholesale or rental uses, see listings under commercial uses)

Aircraft manufacturing and assembly	-	-	-	P
-------------------------------------	---	---	---	---

Aircraft parts other than engines	-	-	-	P
Apparel belts	-	-	-	P
Apparel except leather and fur goods	-	-	-	P
Audio products	-	-	-	P
Awnings - metal, wood or canvas	-	-	-	P
Bags, except textile bags	-	-	-	P
Bakery products	-	-	-	P
Beverages	-	-	-	P
Brooms and brushes	-	-	-	P
Cabinet making	-	-	-	P
Coated, plated and engraved metal	-	-	-	SP
Communication equipment	-	-	-	P
Concrete and clay products	-	-	-	SP
Confectionery and related products	-	-	-	P
Costume jewelry, costume novelties button, and miscellaneous notions	-	-	-	P
Cut stone and stone products	-	-	-	P
Cutlery, hand tools and general hardware	-	-	-	P
Diecut paper and paperboard, cardboard	-	-	-	P
Dress and work gloves, except knit and leather products	-	-	-	P
Drugs	-	-	-	P
Electric lighting and wiring equipment	-	-	-	P
Electric industrial apparatus	-	-	-	P
Electronic components and accessories	-	-	-	P
Electronic computing equipment other than desk top machines	-	-	-	P
Envelopes	-	-	-	P
Fabricated textile products	-	-	-	P
Fabricated wire products	-	-	-	P
Farm machinery and equipment	-	-	-	P
Furniture and fixtures	-	-	-	P
Glass containers	-	-	-	P
Glassware, pressed and blown	-	-	-	P
Guided missiles and space vehicles	-	-	-	P
Hats, caps and millinery	-	-	-	P
Jewelry, silverware and plated ware	-	-	-	P
Laboratories - research, development, testing	-	-	-	SP
Lamp shades, except metal and glass	-	-	-	P
Luggage	-	-	-	P
Metal cans	-	-	-	P
Mill work	-	-	-	P
Miscellaneous apparel and accessories	-	-	-	P
Motor vehicles, parts and accessories	-	-	-	P
Mortician's goods	-	-	-	P
Musical instruments and parts	-	-	-	P
Office machine	-	-	-	P
Paperboard containers and boxes	-	-	-	P

Pens, pencils and other office and other office and artists' materials	-	-	-	P
Perfumes, cosmetics and other toilet preparations	-	-	-	P
Plumbing fixtures and heating apparatus	-	-	-	P
Pottery and related products	-	-	-	P
Professional, scientific and controlling instruments	-	-	-	P
Photographic and optical goods, watches and clocks	-	-	-	P
Radio and television receiving sets, except communication types	-	-	-	P
Roasted coffee and coffee products	-	-	-	P
Robes and dressing gowns	-	-	-	P
Service industry machines	-	-	-	P
Sighting and fire-control equipment	-	-	-	P
Special industry machinery, except metal-working machinery	-	-	-	P
Toys, amusements, sporting and athletic goods	-	-	-	P
Umbrellas, parasols and canes	-	-	-	P
Wooden containers	-	-	-	P

Establishments engaged in the wholesale distribution of the following:

Automotive equipment	-	-	-	P
Drugs, chemicals and allied products	-	-	-	P
Dry goods and apparel	-	-	-	P
Flowers and florist supplies	-	-	-	P
Groceries and related products, except poultry and poultry products, fish and seafood, and fruit and vegetables	-	-	-	P
Electrical goods	-	-	-	P
Hardware, plumbing, heating equipment and supplies	-	-	-	P
Machinery, equipment and supplies, except farm machinery and equipment	-	-	-	P
Tobacco and tobacco products	-	-	-	P
Beer, wine and distilled alcoholic beverages	-	-	-	P
Paper, paper products and kindred supplies	-	-	-	P
Office and home furniture and furnishings	-	-	-	P

Establishments engaged in the following:

Data processing services	-	P	-	P
Motion picture production	-	-	-	P

The following establishments:

Carpenter shops	-	-	-	P
Metal working shops	-	-	-	SP
Lumber yards	-	-	-	P
Machine shops	-	-	-	P
Public utility substations	-	P	-	P
Regional and headquarters offices of businesses, industries and governmental agencies	-	-	-	P
Storage garages	-	-	-	P
Welding shops	-	-	-	SP

The following business and professional establishments:

Accountants	-	P	-	P
Architects	-	P	-	P
Attorneys	-	P	-	P
Contractors	-	P	-	P
Engineers	-	P	-	P
Financial institutions	-	P	-	P
Insurance agencies	-	P	-	P
Photographers	-	P	-	P
Real estate brokers	P	P	-	-
Surveyors	-	P	-	P
Graphic Artists	-	P	-	P
Business machine sales, display and service	-	P	-	P
Drafting and blueprinting	-	P	-	P
Electronic data processing	-	P	-	P
Tabulating and record-keeping services	-	P	-	P
Labor unions and trade associations	-	-	-	P
Addressing and secretarial services	-	P	-	P

Any other use which the Planning Commission may find to be similar in character or compatible to the uses permitted in the specific zone or zones. The adopted resolution embodying such finding shall be filed in the Office of the City Clerk. Any other use allowed with a Conditional Use Permit decided in accordance with Process Five as identified in Section 103.0105.

Footnotes to Appendix A

(1) No overnight residents permitted.

(2) Open storage areas completely enclosed by walls or buildings, or a combination thereof, not less than six feet in height, and provided also there shall be no outdoor storage or merchandise, materials, equipment, or other goods, to a height greater than that of any enclosing wall or building.

- (3) Must be entirely within closed building.
- (4) Ten employees, maximum.
- (5) Single room occupancy hotels are not a permitted use.
- (6) Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists.